

HISTORIC LANDMARK COMMISSION
JUNE 27, 2015
DETERMINATION OF ELIGIBILITY FOR TAX ABATEMENT
LHD-2015-0013
4004 Avenue G
Hyde Park Local Historic District

PROPOSAL

Reconstruct/Redesign the front porch to a more architecturally sensitive and correct porch design. Rehabilitation of interior and exterior with reconstruction of historic features. Work includes, demolition of non-historic features and asbestos abatement, Masonry cleaning, framing, masonry, stucco, metal railing, exterior doors, HVAC< solar panels, rainwater collection system, exterior paint, rain gutters, plumbing on original house, electric on original house, window restoration, landscape features, tiling.

ARCHITECTURE

The building is a circa 1929 one-story brick sided, side gabled with a full width front porch craftsman residential building. This building is listed as a contributing structure to the Hyde Park Local Historic District.

CRITERIA FOR ELIGIBILITY

- (1) The restoration must comply with the historic area (HD) combining district preservation plan.
- (2) The property is a contributing structure, or the Landmark Commission determines that it is a potentially contributing structure.
- (3) If the application is for a potentially contributing structure, the work for which the certificate is requested must restore the historic appearance of the structure.
- (4) The cost of restoration must exceed the percentage of pre-restoration value specified in the applicable section of Division 3 (Abatement Programs).
- (5) Only restoration done after issuance of the certificate of eligibility is included in determining whether the proposed restoration exceeds the specified percentage of pre-restoration value.
- (6) Only restoration involving work for which a certificate of appropriateness or City permit is required is included in determining whether the proposed work exceeds the specified percentage of pre-restoration value.
- (7) The applicant obtains a certificate of appropriateness, if required.

STAFF RECOMMENDATION

Staff recommends that the project and the property are eligible for abatement. The application has met all of the required criteria for eligibility. They received a Certificate of Appropriateness from the Historic Landmark Commission for the proposed changes to the exterior on June 22, 2015

4004 Avenue G
Circa 1929



City of Austin
Local Historic District Tax Abatement
Part I - Application for Certificate of Eligibility

Address of property: 4004 Avenue G

Name of Local Historic District: Hyde Park

Contributing property Non-contributing property

Legal Description of Property: Lot 21-22 BLK 31 Hyde Park Addn No 1

Tax Parcel ID Number: 02190610140000

APPLICANT/PROJECT CONTACT:

Name: Myles and Nancy Turner Telephone: (512) 468-9479

Mailing Address: 1902 Bremen St, Unit B Mobile phone: (512) 468-9479

City: Austin State: TX Zip: 78703 Email

OWNER:

Name: Myles and Nancy Turner Telephone: (512) 468-9479

Mailing Address: 4004 Avenue G Mobile phone: (512) 468-9479

City: Austin State: TX Zip: 78751 Email:

Proposed Use of the Property: primary residence for owners

Proposed Scope of Work:

- 2nd story addition, front porch re-design (previously approved by HLC on June 22, 2015)
- restoration of home, and reconstruction of historic features

Projected Construction Schedule: Aug. 2015 - Aug 2016

Has the property received any other property tax relief under § 11.24 of the Texas Tax Code?:

no

Describe all City Code violations, if any, on the property within the previous five years:

none

For Historic Preservation Office use only:	
<input type="checkbox"/> Property is not a contributing or potentially contributing structure	
<input type="checkbox"/> Certificate of Eligibility approved by Historic Landmark Commission	
<input type="checkbox"/> Certificate of Eligibility <u>not</u> approved by Historic Landmark Commission	
_____ Historic Preservation Officer	_____ Date

**City of Austin
Local Historic District Tax Abatement
Part I - Application for Certificate of Eligibility**

ESTIMATE OF EXPENDITURES

Property Address: 4004 Avenue G	
Proposed Scope of Work	Estimated Cost
Demolition of non-historic features (includes asbestos abatement)	\$12,445.00
Exterior wall and masonry clean	\$3,000.00
Frame (1st floor original structure)	\$10,329.44
Masonry (materials and labor)	\$2,000.00
Stucco	\$3,400.00
Exterior metal railing (porch restoration)	\$1,500.00
Exterior doors	\$2,500.00
HVAC	\$7,702.00
Solar Panels	\$15,000.00
Rainwater Collection System	\$11,575.00
Exterior Paint	\$7,500.00
Rain Gutters	\$2,500.00
Total Plumbing (original house)	\$4,500.00
Total Electric (original house)	\$7,500.00
Window Material	\$4,000.00
Landscape features (restoration of porch)	\$2,500.00
Demolition costs (eligible costs) ^{concrete, etc.}	\$5,500.00
Tile Surrounds: Flooring (original bath)	\$1,000.00
Total:	\$104,451.44
Pre-rehabilitation/restoration value of property:	\$253,381.00
% of value being spent on rehabilitation/restoration:	30%
% of total estimated costs being spent on exterior work:	10%

\$160,237
65%
22%

Attach additional pages if needed.

**Application for Certificate of Appropriateness
for a City Landmark or Local Historic District**

Permit Information	
For Office Use Only	BP- _____ PR- <u>2015-046693PR</u> C14H/LHD- <u>2015-0006</u>
	Property Name or LHD: <u>Hyde Park</u> Contributing/Non-contributing _____
	<input checked="" type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input checked="" type="checkbox"/> HLC REVIEW <u>June 22, 2015</u> FEE PAID: \$ <u>104.00</u> <u>503.36</u>
	<u>[Signature]</u> HISTORIC PRESERVATION OFFICE DATE: <u>June 30, 2015</u>
Property Information	
Address: <u>4004 Avenue G Austin, TX 78751</u>	
Scope of Work	
<u>second story addition, front porch re-design</u>	
Applicant	
Name: <u>William Kane</u>	
Address: <u>5401 Rusk CT</u>	
City/Zip: <u>Austin TX 78723</u>	
Phone: <u>512 584 1661</u>	
Email: _____	
Owner	
Name: <u>Myles and Nancy Turner</u>	
Address: <u>4004 Avenue G</u>	
City/Zip: <u>Austin, TX 78751</u>	
Phone: <u>512-468-9479</u>	
Email: _____	
Architect or Contractor Information	
Company: <u>ATX Architects, E. Mickey Pearler, Principal Architect</u>	
Address: <u>P.O. Box 81002, Austin, TX 78702</u>	
City/Zip: <u>Austin, TX 78702</u>	
Phone: <u>512.809.0406</u>	

Owner's Signature

Date

Applicant's Signature

Date

2015 Notice of Appraised Value

TRAVIS CENTRAL APPRAISAL DISTRICT
8314 CROSS PARK DR
P O BOX 149012
AUSTIN, TX 78714-9012
 Phone: (512) 834-9138 Fax: (512) 834-2582

Property ID: 805687
 Ownership %: 100.00
 Ref ID2: 02190610140000
 DBA:
 Legal: LOT 21-22 BLK 31 HYDE PARK ADDN NO 1 (PRORATE 4/20/11 TO 12-31-11)
 Legal Acres: 0.1492
 Situs: 4004 AVENUE G TX 78751
 Owner ID: 1504089
 EFile PIN: gb2iLKzepbg4

DATE OF NOTICE: April 28, 2015

#BWNNRFT
 #N115040898056871#
 50994 1 AV 0.381*****AUTO**5-DIGIT 78703 5DGS 2 FT 170

 Property ID: 805687 - 02190610140000
 TURNER MYLES M & NANCY K
 4004 AVENUE G
 AUSTIN TX 78751-4708



THIS IS NOT A BILL

Dear Property Owner,
 We have appraised the property listed above for the tax year 2015. As of January 1, our appraisal is outlined below.

Appraisal Information		Last Year - 2014		Proposed - 2015	
Structure & Improvement Market Value		103,230		160,237	
Market Value of Non Ag/Timber Land		218,025		218,025	
Market Value of Ag/Timber Land		0		0	
Market Value of Personal Property/Minerals		0		0	
Total Market Value		321,255		378,262	
Productivity Value of Ag/Timber Land		0		0	
Appraised Value		321,255		353,381	
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)		321,255		353,381	
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65-Over 65)			HS		HS

2014 Taxable Value	Taxing Unit	2015 Proposed Appraised Value	2015 Exemption Amount	2015 Taxable Value	2014 Tax Rate	2015 Estimated Taxes	Freeze Year and Tax Ceiling**
306,255	AUSTIN ISD	353,381	15,000	338,381	1.222000	4,135.01	
321,255	CITY OF AUSTIN	353,381	5,000	348,381	0.480900	1,675.36	
257,004	TRAVIS COUNTY	353,381	70,676	282,705	0.456300	1,289.98	
257,004	TRAVIS COUNTY HEALTHCARE	353,381	70,676	282,705	0.126400	357.34	
316,255	AUSTIN COMM COLL DIST	353,381	5,000	348,381	0.094200	328.17	

The governing body of each unit decides whether or not property taxes will increase. The appraisal district only determines the value of your property. **"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials."**

If you qualified your home for a 65 and older or disabled person exemption for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance).

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Taxpayer Remedies; and (2) notice of protest.

Deadline for filing a protest: June 1, 2015
Location of Hearings: 8314 Cross Park Dr., Austin, TX 78754
ARB will begin hearings: June 1, 2015

To file a protest, complete the notice of protest form on the back of this notice by following the instructions included in the form and no later than the deadline above, mail or deliver the form to the appraisal review board at the following address: Travis Appraisal Review Board
 PO Box 149012
 Austin, TX 78714-9012.

If you have any questions or need more information, please contact the appraisal district office at (512) 834-9138 or at the address shown above.

City of Austin
Local Historic District Tax Abatement
Part I - Application for Certificate of Eligibility

THE STATE OF Texas §
COUNTY OF Travis §

STATEMENT OF UNDERSTANDING, AUTHORIZATION FOR INSPECTION OF PROPERTY,
AND AFFIDAVIT REGARDING TAXES, FEES, FINES AND PENALTIES

Property Address: 4004 Avenue G Austin, TX 78751
Owner's Name: Myles & Nancy Turner

I am over 18 years of age and am competent to sign this Affidavit.
I am the owner of the property identified above.
I am seeking a tax abatement for the property identified above.

I certify that the information in the application for a tax abatement, including all supporting documentation, is complete and correct.

I authorize city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax abatement.

I acknowledge that I have read and understand the program requirements, and that I will not receive an abatement until all program requirements have been met and I have obtained a certificate of verification from the City of Austin.

I understand that all rehabilitation work must be completed within 2 years after the date of the issuance of a Certificate of Eligibility and Certificate of Appropriateness. If the deadline for completion is subsequently extended by the Historic Landmark Commission all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work as proposed and approved by the Historic Landmark Commission.

I affirm that improvements will comply with the historic area combining district Preservation Plan and Design Standards.

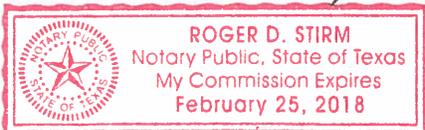
I understand that I must make an application to Travis County Appraisal District each year in order to receive the abatement for that year, and that if I do not make the application in time, I will lose the ability to receive a tax abatement for that year.

All property taxes are current, and no City of Austin fees, fines or penalties are owed, on the property or any property owned by a business association in which I have an ownership interest.

Signature *Nancy Turner* Date 7/1/15
Owner/Applicant

I declare under penalty of perjury that the statements above are true and correct.

Subscribed and sworn to before me, by the said NANCY TURNER, this the 1st day of JULY, 2015, to certify which witness my hand and seal of office.



Roger D. Stirm
Notary Public, State of TEXAS
My commission expires 02/25/2018

BRUCE ELFANT
 TAX ASSESSOR - COLLECTOR
 5501 AIRPORT BLVD.
 P.O. BOX 1748
 AUSTIN, TX 78767

PROPERTY TAX RECEIPT

THANK YOU FOR PAYING YOUR PROPERTY TAXES TO THE TAXING UNITS BELOW FOR:

2014

TAXING UNIT	TAXABLE VALUE	TAX RATE	AMOUNT PAID	PERCENT
AUSTIN ISD	306,255	1.222000	3,742.44	52.84 %
CITY OF AUSTEIN (TRAV)	321,255	0.480900	1,544.92	21.81 %
TRAVIS COUNTY	257,004	0.456300	1,172.71	16.56 %
TRAVIS CENTRAL HEALTH ACC (TRAVIS)	257,004	0.126400	324.85	4.59 %
	316,255	0.094200	297.91	4.21 %

TOTAL PAID:

7,082.83

ON THE PROPERTY DESCRIBED AS:

LOT 21-22 BLK 31 HYDE PARK ADDN NO
 1 (PRORATE 4/20/11 TO 12-31-11)

TURNER MYLES M & NANCY K
 4004 AVENUE G
 AUSTIN TX 78751-4708

LOAN : 357

36485090

BILLING #: 860198
 PAYMENT FOR: 12/23/2014

PARCEL #: 02190610140000

BORROWER'S CERTIFICATION & AUTHORIZATION

Certification

The undersigned certify the following:

LOAN #: 000034712

1. I/We have applied for a mortgage loan from HOME FINANCING UNLIMITED, INC. DBA MISSION MORTGAGE OF TEXAS, INC. , herein referred to as the "Lender." In applying for the loan, I/we completed a loan application containing various information on the purpose of the loan, the amount and the source of the downpayment, employment and income information, and assets and liabilities. I/We certify that all of the information is true and complete. I/We made no misrepresentations in the loan application or other documents, nor have I/we omitted any pertinent information.
2. I/We understand and agree that the Lender reserves the right to change the mortgage loan review process to a full documentation program. This may include verifying the information provided on the application with the employer and/or financial institution.
3. I/We fully understand that it is a federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements when applying for this mortgage, as applicable under the provisions of Title 18, United State Code, Section 1014.

Authorization to Release Information

To Whom it May Concern:

1. I/We have applied for a mortgage loan from, HOME FINANCING UNLIMITED, INC. DBA MISSION MORTGAGE OF TEXAS, INC. herein referred to as the "Lender". As part of the application process, the Lender may verify information contained in my/ our loan application and in other documents required in connection with the loan, either before the loan is closed or as part of its quality control program.
2. I/We authorize you to provide the Lender and to any investor to whom the Lender may sell my/our mortgage, any and all information and documentation that they request. Such information includes, but is not limited to, employment history and income; bank, money market, and similar bank balances; credit history; and copies of income tax returns.
3. The Lender or any investor that purchases the mortgage may address this authorization to any party named in the loan application.
4. A copy of this authorization may be accepted as an original.
5. Your prompt reply to the Lender or the investor that purchased the mortgage is appreciated.


Borrower MYLES MAVERICK TURNER Date 3/9/2015

XXX-73-3582
SSN


Borrower NANCY TURNER Date

XXX-65-0332
SSN

Borrower Date

SSN

Borrower Date

SSN

NOTICE TO BORROWERS: This notice to you as required by the Right to Financial Privacy Act of 1978 that HUD/FHA has a right of access to financial records held by financial institutions in connection with the administration of assistance to you. Financial records involving your transaction will be available to HUD/FHA without further notice or authorization but will not be disclosed or released by this institution to another government agency or department without your consent except as required or permitted by law.